THE REAL ESTATE MARKET

A DAY OF GENERAL ACTIVITY WATH MANY BIG DEALS.

Corner of Broadway and 84th Street Sold by Jackson Estate-McGibbon & Co. to'Join the New Retail Colony in 37th street - Exclusive Section of Soth street to Have Apartment House.

There were several good trades in realty yesterday, chief among them being the purchase on a prominent corner of Fifth avenue in the highly restricted section, upon which will be erected an apartment house, details of which will be found in another column. There was also an invasion of the most exclusive portion of West Eighty-sixth street by a builder of apartments, who will start work upon a lofty structure in that hitherto residential section, and there were leases and purchases that would attract attention on other days, chiefly the announcement of the removal of McGibbon & Co. to the new retail district and the sale of a big plot on an uptown Broadway corner, which will no doubt be shortly built upon. The northwest corner of Broadway and Eighty-fourth street was bought

yesterday by A. M. Bendheim, through L. J. Phillips & Co., from the estate of the late William H. Jackson, represented by William Felsinger as acting trustee. The property, which has a frontage of 102 5 feet on Broadway, 133.5 feet on Eighty-fourth street and 140 feet on the portherly line, has been held at \$500,000.

This fine plot, which is only a block away from Euclid Hall, occupying the block front Eighty-fifth to Eighty-sixth street on Broadway, recently acquired by Frank N. Hoffstot of Pittsburg for \$1,050,000 was picked up piecemeal by the ate William H. Jackson and has been in the possession of the family for forty vears. It is covered with three story private houses, those fronting on Broadway having had their ground floors changed into six stores. The late William H. Jackson, who was the owner of the Jackson architectural ironworks, bought realty with rare good judgment and left a large estate. The property taken by Mr. Bendheim is in a neighborhood the character of which is marked for mprovement at an early date.

McGibbon & Co., the linen importers, are to join the new retail colony in the upper Thirties, which has been the scene much activity of late, having leased Nos. 1 and 3 West Thirty-seventh street for twenty-one years, with two renewals, from Miss Eufrasia Leland and Mrs. Charles Wasson. The buildings which now cover the site are two four story houses partially remodelled for business purposes on plot 50x100 feet.

These structures will be razed and work will be commenced at once on a twelve story building for their exclusive cocupancy, and the firm hopes that it will be able to move in by January 18, 1912. The total rental, it is announced will approximate \$600,000. The property is immediately adjoining the Brick Presbyterian Church, at the northwest corner of Fifth avenue and Thirty-seventh street, and is unusually well placed so far as and is unusually well placed so far as light is concerned on that account. The house of McGibbon & Co. is one of the oldest and most firmly established in the trade, having been in business for more than forty-five years. Their present

between Central Park West and Amsterdam avenue, is a highly developed section of New York which will compare with almost any other two blocks in town. It is announced that Slawson & Hobbs have sold for Heilner & Wolf and N. L. & L. Ottinger Nos. 118, 120 and 122 in the street, three four story and basement dwellings, on plot 60x106.10. The buver is Jerome C. Meyer, who announces that he will erect on the site a twelve story high class apartment house. Mr. Meyer has erected several other hig apartments on the upper West Side. This is the first property in that part of Eighty-sixth street to feel the touch of the speculator. The thoroughfare has fine shady trees and has always been regarded as an exclusive one, as it is under the regulations of the Park Department. There are a number of apartments on the block between Amsterdam avenue and Broadway. Some years ago Slawson & Hobbs, representing the yesterday sellers, bought all the holdings of the James estate on the south side of West Eighty-sixth street, running through to Eighty-sixth street, running through to Eighty sixth street as the south side of West Eighty-sixth street, running through to No. 10 to 14 West Twenty-shird street, to clients for a term of years at an aggregate rental of \$10.000. Mark Rafalsky & Co. have leased two floors in the building at the northwest corner of Fifth avenue and Forty-third street to Weingarten & Porty-third street to the Concard of the Porty-third street to the Concard of the Porty Holding Company.

Alfred M. Rau has leased for the Robert Burns Reality Company to the Globe School Book Company space on the eighth floor of the building at No. 143 to 156 West Twenty-third street.

McCarthy & Fellows have leased for Stuyvesant Wainwright. The three story dwelling at No. 123 East Fifty-fifth street for a term of ten years. The lessee will alter the building to an American base-ming through to A. 10 West The Porty beginning to between Central Park West and Amster-

before occupying same.

The other end of the Stratford-Avon apartment house deal, reported in these columns on Sunday, became public today, when it was learned that the Chestershire, ac No. 568 to 572 West 183d street, on plot 75x100 feet, a six story elevator apartment, and Victor Hall, at No. 522 West 113th street, on plot 177x100 feet, figured in the deal. It was said that these properties were put in at \$450,000 and given in part payment for the Stratford Avon, which is at the corner of Riverside Drive and Ninety-third street and which was held at \$900,000.

C. B. J. Snyder, chief architect and superintendent of public school buildings, has filed plans for the erection of a new public school on the south side of Twelfth street 82 feet east of Avenue B, taking the place of a row of ten three story and basement old fashioned brick stores and dwellings. This will be a five story building, thoroughly fireproof, with a facade of brick, with limestone and terra cotta trimmings, with a frontage of 209 feet and a depth of 86.11 feet. There will be forty-four classrooms in all—nine classrooms and two rooms for use as kindergartens on the second floor; thirteen classrooms and two rooms for use as kindergartens on the second floor; thirteen classrooms and two rooms for use as kindergartens on the second floor; thirteen classrooms and two rooms for use as kindergartens on the third floor, ten classrooms, a gymassium and a science room on the fourth floor; twelve classrooms and a cooking foom on the fifth floor. There will be a for playeround a boxy playroom and a foof playeround a foof playroom and a foof playeround a boxy playroom and a foof pla

street at auction at the Joseph P. Day sale on Tuesday for \$36,000, turned it over yes-terday to Theodore Connoly for \$41,000, making a quick turn of \$5,000 over night. Charles Buermann & Co. negotiated the

Vesterday's Sales.

Vesterday's Sales.

147TH STREET.—The McVickar, Gaillard Realty Company has sold for the heirs of C. R. Simpins of Washington, D. C., a plot 175x90.11 on the south side of 147th street, 100 feet east of Amsterdam avenue. This property has not changed hands in over forty years. The buyer is a builder, who will improve the property.

3EVENTY-EIGHTH STREET.—Schindler & Liebler have sold for Helen Sweeney No. 157 East Seventy-cighth street, a three story and basement dwelling, on lot 18x102, to a client for occupancy.

ST. MARK'S PLACE.—The Central Trust Company has bought from Herbert A. Weeks and others No. 18 St. Mark's place, a four and a half story building, on plot 28x119.10, located 256 feet east of Third avenue. The consideration mentioned in the deed, which was recorded on Tuesday, was \$57,726.

FORTY-SIXTH STREET.—Fannie E. Hoertel has sold to a Mr. Bernstein Nos. 210 and 221 West Forty-sixth street, a three story apartment with stores, on plot \$1.2x100.5. The property was held at \$150,000.

MORNINGSIDE AVENUE.—The Herman

51.2x100.5. The property was held at \$150,000.

MORNINGSIDE AVENUE.—The Herman Arns Company has sold for Bernard A. Ottenberg to Philip Cabill the five story double flat at No. 108 Morningside avenue, on lot 27x100, adjoining the southwest corner of 124th street.

112TH STREET.—The Herman Arns Company has sold for Bernard A. Ottenberg to an investor No. 17 West 112th street, a five story flat, on lot 25x100.11. Mr. Ottenberg recently acquired the above properties, together with five other Harlem flats, from Aaron Guedalia.

182D STREET.—D. H. Scully & Co. have sold for William H. Devoe to a builder, who will erect a four story apartment, the plot, 125x115x142x110, at the southwest corner of 182d street and Ryer avenue.

avenue.

20TH STREET.—Charles S. Kohler has sold for John S. Foster the two story stable at Nos. 613 and 615 West 129th street. on plot 50x200, running through to 130th street. ST. NICHOLAS AVENUE.—David Stewart and James E. Barry & Co. have sold for Jsopeh Brucker the five story flat at the northwest corner of St. Nicholas avenue and 119th street. on plot 20x111.5x irregular.

REENWICH STREET.—John B. Lotz has sold No. 606 Greenwich street, a three story building, on lot 20x70, between Christopher and West Tenth streets. story building, on lot 20x70, between Christopher and West Tenth streets.

OGDEN AVENUE.—Herter Bros. have sold to the Brown Realty Company a plot, 43x200, on Ogden avenue running through to Summit avenue 112 feet south of 166th street. In part payment the buyers gave a farm of 100 acres in the town of Duane, Franklin county, N. Y., which was formerly the home of Robert Schroeder, the brewer. The Brown company will erect on the Ogden avenue parcel two five story flats.

FAILE STREET.—Doeph P. Day has sold for Mary Guggenheim No. 1028 Faile street, a three story two family dwelling, on lot 20x100, between Bancroft and Aldus streets. The house is one of a row erected by the American Real Estate Company.

THERIOT AVENUE.—Laumeister & Co. and George Costar have sold the two family dwelling with garage, on plot 50x100, at No. 1243 Theriot avenue: also a plot, 50x100, on the west side of White Plains road 430 feet south of Westchester avenue.

318T STREET.—Porter & Co. have sold for Henry G. Ridabock the three story brown-stone dwelling located at No. 121 West 131st street, on lot 18x100.

Recent Buyers.

The Dougles Robinson, Charles S. Brown Company was the broker in the recently reported sales of No. 213 Front street and No. 105 South street for the Hinton and Bradish estates and the northwest corner of White and Baxter streets for the Lorillard than forty-five years. Their present quarters are at Broadway and Nineteenth street, and yesterday's transaction is a further proof that trade in general is taking a northward trend. Lewis B. Preston was the broker who conducted the negotiations for the leasehold.

Steadily the most exclusive sections of Manhattan are being invaded by those who find the building of apartment houses a profitable undertaking. The latest instance is that of West Eighty-sixth street, which in some sections, notably between Central Park West and Amster-

holdings of the James estate on the south side of West Eighty-sixth street, running through to Eighty-fifth street, the houses being resold to some of the best known people in the city. Now the last three houses have been disposed of for apartment house purposes. Day by day it is becoming more difficult to maintain the residential character of those thoroughfares which have long been deemed immune.

Ledgeweed Farm Sold.

Daniel B. Freedman has sold to a client of A. Duane Doty the Ledgewood Farm. Now Canan, Conn., consisting of about fifty acres of land, with house, barn, outfity acres of land, with house, barn, outfity acres of land, with house, barn will make extensive alterations to the house before occupying same.

Suburban Rentals.

from the third floor, ten classrooms, a gymsissium and a science room on the fourth
floor; twelve classrooms and a cooking
from on the fifth floor. There will be a
most playground, a boys playroom and play
yard and a girls playroom and play
yard on the first floor as well as a large
assembly room. A special feature is
noted in the plans filed, in that there is a
separate room provided for anæmics
focated on the second floor. This school
will be known officially as No. 61, and
according to the estimate of the architect
will cost \$290,000.

Edgar J. Levy has sold to Ranald H.
Macdonald three five story apartment
houses on 136th street between Broadway and fliverside Drive, each occupying
a plat Satist. They run from No. 615 to
full on the north side of the street and unfolded sin on the southerly side; George
flatger is the broker. This section is
almost entirely built up with five and six
story apartment houses.

The Rudoiph Wallach Company, which
Louis F. Jallade, architects, have
fled plans for the erection of a six story
of the plantiff

The fluodiph Wallach Company, which
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The Rudoiph Wallach Company, which
house is the broker. This section is
almost entirely built up with five and six
story apartment houses.

The Rudoiph Wallach Company, which
house is the broker of the street, at a cost of \$1,000

The southern of the plantiff

The fluodiph Wallach Company, which
the plantiff of the surface and show windows
of forty-second street, between Broadway
of Forty-second str

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and Seventh avenue, for the Langshire Realty Company, at a cost of \$5,000. J. Gimple & Sons are the lessees of the building. Yesterday's Auction Sales

[At 14 Vesey Street.] BY BRYAN L. KENNELLY. Forty's eventh street. No. 16, south side, 250 feet west of Fifth avenue, 20100.5, four story dwelling; executors' sale; estate of Emily C. Kavanagh; to C. J. Magrath. Magrath
Lexington avenue, southeast corner of
117th street, 100, 11334 9, three story dwellings; voluntary sale; to Timothy Daly
Forty fourth street, No. 148, south side,
236,7 feet east of Broadway, 16,83100.4,
four story dwelling; voluntary sale; to
John Thebam.
100th street, Nos. 30 and 52, south side,
86,9 feet east of Madison avenue, 50x
100.11, two five story flats; executors
sale; estate of Ferruccio A. Vivanti; bid
in.

BY JOSEPH P. DAY.

BY JOSEPH P. DAY.

St. Nicholas avenue, No. 724, cast side. 2994 feet north of 145th street, 195x100, three and four story dwelling; M. E. Hastings vs. L. C. Sidhner et al.; due on judgment, \$17,871.91; sublect to taxes, &c. 5516.41; to the plaintiff

Southern Boulevard, No. 559 to 561, north side, 130 feet west of Avenue St. John. 700x115, \$12 story tenement and stores; M. M. Trageser vs. Carl Witzel et al.; due on judgment, \$11,290.15, subject to taxes, &c. \$331,36, subject to a first mortgage of \$36,000; to the plaintiff; 136th street, No. 246, south side, 285, 10 feet cast of Fighth avenue, 16,826,11, three story dwelling; L. S. Sands et al., trustees, Vs. J. W. Harmon et al.; due on judgment, \$10,819.16; subject to taxes, &c. \$337,27; to the plaintiff

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Minneapolis. April 1: May 13: June 10: July A Minnetonka. April 8: May 20: June 17: July 15 Minnehaha. April 29: May 27: June 24: July 29 Minnewaska. May 6: June 3: July 1: July 29 Red Star Ner. 50. London, Paris via Dever -Antwerp Vaderland. April 1; April 29; May 27; June 24 Finland. April 8; May 6; June 3; July 1 Kroonland. April 15; May 13; June 10; July 8 Lapland. April 22; May 20; June 17; July 15

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